THE REAL ESTATE MARKET

PRIVATE SALES, LEASES AND BUILDING PKANS.

Augustus S. Mapes Sells His Feur Story Dwelling at No. 38 West 94th Street -New Ten Story Loft Building to Be Erected in West Fifteenth Street.

omewhat more than the usual number of transactions at private contract were orted from the brokers' offices yesterday. One or two fairly good sales were made public, although the bulk of the dealing was of the commonplace order. No ales were held in the Vesey street auction

Plans were filed with the Building Bureau for a new ten story of building to be erected for Feller, Smith & Co. in Fitteenth street, east of Eighth avenue. It will have a frontage of 90 feet and a depth of 103 feet, and

Private Sales.

NINETY-FOURTH STREET.—Augustus S. Mapes has sold No. 53 West Nizety-fourth street, a four story and basement dwelling on lot 20x100.8.

CLINTON STREET.—Samuel Jaffe has sold for a Mr. Aronson to Kantiovitz, Rosenbaum & Shandler, No. 13 Clinton street, two five story buildings on lot 25x100.

BROADWAY.—Slawson & Hobbs have sold for Loton H. Slawson the triangular block, 70x23.7x96.10, bounded by Broadway, 178th street and Wadsworth avenue.

5T. NICHOLAS AVENUE.—W. D. Morgan has sold, in conjunction with E. Osborne Smith & Co., for E. C. Camman, the lot on the west side of St. Nicholas avenue 25 feet south of 172th street.

118TH STREET.—Charager, Cohen & Nadel have sold the two five 2tery double tenements, with stores, at Nos. 8 and 10 East 113th street, each on lot 25x100.11.

FIFTH AVENUE.—Phillip A. Payton, Jr.,

have sold the two five story double tenements, with stores, at Nos. 8 and 10 East 113th street, each on 10t 28x100.11.

FIFTH AVENUE.—Phillip A. Payton, Jr., has sold to James C. Thomas the five story single flat at No. 2169 Fifth avenue.

14TH STREET.—William Schwarz has sold for a client to J. E. Kennedy the five story triple flat at No. 160 West 144th street, 37.6x80x99.11.

150TH STREET.—Phillip A. Payton, Jr., has acid for a client to the Afro-American Realty Company the five story flat at No. 302 West 150th street, on lot 20x99.11. The purchasing company recently bought No. 303 West 150th street, abutting.

BEVENTY-NINTH STREET.—Frankenthaler & Sapinsky and Charles Kaufmann, as attorneys, have bought for Jacob B. Marks Nos. 426 to 430 East Seventy-ninth street, a new six story flat on plot 50x102.2.

AMSTERDAM AVENUE.—Samuel Mandel has sold the northeast corner of Amsterdam avenue and 11sth street, a plot 74.10x100; also the plot, 50x100.11, adjoining on the east. The buyers, Felt & Malakoff, will erect two six story apartment houses.

10sTH STREET.—Samuel Mandel has sold Nos. 53 to 57 West 106th street, 75x100.11, to Felt & Malakoff, who will erect two six story apartment houses, with stores.

SIXTY-THIRD STREET.—W. &. J. Bachrach have sold to the First Avenue Realty Company No. 210 East Sixty-third street, a four story tenement on lot 25x100.5.

THIRTEENTH STREET.—Schmeidler & Bachrach have sold to Ralph Beilino No. 428 East Thirteenth street, four story front and rear tenements on lot 24.4x103.3.

FIRST AVENUE.—E. B. Johannsen has sold No. 1750 Second avenue, a five story flat 25x80, to D. Cahn and J. Heilbrunn, forty-EiGHTH STREET.—L. M. Harnmer has sold the five story front and rear buildings.

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TWELFTH STREET.—L. M. Hammer has sold the five story front and rear buildings at No. 427 East Twelfth street, on lot 23.6x at No. 22 Last I would stee, on 103.2.
THIRD AVENUE.—The Northwestern Realty Company has sold to Frank Solomon two six story flats on the east side of Third avenue, between 178th and 179th streets, each on plot 50x109.
FOREST AVENUE,—J. S. Ramjenski has sold 1001 Forest svenue, a three story frame dwelling, on lot 23x91.

I. Bauendahl & Oo. have leased, through thony Lo Forte, part of the eleventh floor the Knickerbocker Building, at Nes. 78 to Fifth avenue, for a term of years. Tuoti & Co. have sold for William Me-kin Ne. 1748 Atlantic avenue, Brooklyn, Guckin Nc. 1748 Atlantic avenue, Brooklyn, 25x100.

Frederick Fox & Co. have leased for Alfred Vischer & Co. the ground floor and basement in Nos. 43 to 51 West Fourth street, corner Washington square, for a long term of years; also for the Middleboro Realty Company 10,000 square feet of space in the nine story building now being erected at Nos. 130 to 134 West Sevente at street to the American Negligee Company and Spitzer & Harris.

Van Vilet & Place were the brokers in the sale of No. 133 to 137 Bank street to the Meade Trasfer Company. Trasfer Company.

J. B. James was the broker in the recent also of the northeast corner of Riverdale yeaue and South street, Riverdale, for Florence Allien to Frank T. Griffin, who, it is inderstood, bought the plot for George B. understood, bought the plot for George B. Hayes.
S. Osgood Pell & to. report the following sales in Plandome: P. H. Ashmead, John B. Pittman, Thomas E. Morford, Herman H. Wright, Charles Renner, George Renner, H. G. Barber, Alfred Pawolt, R. W. Barnewell, Thomas W. Lewis, F. H. Briggs, Roy C. Gasser, Watter Barnewell, Albert Thompson, Oscar W. Anthony and James Sullivan.
All of the above buyers will build handsome houses within the next few months. Four contracts have already been given and ground will be broken immediately.
Plans have been filed with Building Superintendent Murphy for making over the one story fireproof laundry building on Ninetteth street, east of First avenue, belonging to the St. Joseph's Orphan Asylum in Eighty-ninth street, into a two story chapel for the asylum inmates. It will have a new Gothic façade of brick and stone, with a tower. The necessary improvements are to cost \$40,000, according to the estimate of A. F. A. Sohmitt, the architect.

architect.

Plans have also been filed for a new ten story loft building, with stores, to be erected for Keller, Smith & Co., on Fifteenth street, 283 feet east of Righth avenue. It is to bave a frontage of 90 feet and a depth of 103 feet, with a façade of brick trimmed with limestone ashler. It is to oost \$200,000, according to the estimate of the architect, Peter Keller. to the estimate of the architect, Peter Relier. The Manhattan new building plans filed resterday also include four six story flats, with stores, to be built for the Northwestern Realty Company on 145th street, east of Eighth avenue, at a cost of \$185,000, and two six story ats, with stores, for Lowe & Jorrisch on Fast flouston street, 100 feet west of Second avenue, to cost \$100,000. nue, to cost \$100,000.

The Bronx plans include a six story flat, with stores, to be built for Samuel Williams on Washington avenue north of 171st street, at a cost of \$80,000; two two story dwellings on Hughes avenue and 227th street, respectively to cost \$2,000 and \$5,000; a two story and attic dwelling on Bailey avenue to cost \$5,000, and a two story stable and shop on 148th street, to cost \$10,000.

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